113.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,600 /	786,600
					USE VALUE:	786,600 /	786,600
					ASSESSED:	786,600 /	786,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		CYPRESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG ZHEN & YIN PING	
Owner 2:		
Owner 3:		
Street 1:	26 CYPRESS ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HUGHES PHILIP A & JOAN M -
Owner 2:	-
Street 1:	26 CYPRESS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,457 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1983, having primarily Vinyl Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8457.000	315,000		471,600	786,600
Total Card	0.194	315,000		471,600	786,600
Total Parcel	0.194	315,000		471,600	786,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.55 | /Parcel: 381.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71594
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!8714!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,000	0	8,457.	471,600	786,600	786,600	Year End Roll	12/18/2019
2019	101	FV	327,900	0	8,457.	464,900	792,800	792,800	Year End Roll	1/3/2019
2018	101	FV	327,900	0	8,457.	357,100	685,000	685,000	Year End Roll	12/20/2017
2017	101	FV	327,900	0	8,457.	336,900	664,800	664,800	Year End Roll	1/3/2017
2016	101	FV	279,200	0	8,457.	309,900	589,100	589,100	Year End	1/4/2016
2015	101	FV	254,400	0	8,457.	289,700	544,100	544,100	Year End Roll	12/11/2014
2014	101	FV	254,400	0	8,457.	266,800	521,200	521,200	Year End Roll	12/16/2013
2013	101	FV	254,400	0	8,457.	266,800	521,200	521,200		12/13/2012

PRINT

Date	Time
12/10/20	23:15:35

LAST REV

Date	Time
02/19/19	12:27:12
ekelly	
8714	

USER DEFINED

Prior Id # 1:	71594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES PHILIP A	64426-184		10/29/2014		665,000	No	No		
	15122-263		7/1/1983		85,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2015	181	Insulate	3,200					Air sealing and in
6/15/2006	469	Re-Roof	11,000			G7	GR FY07	& VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	Sales Review	PT	Paul T
2/27/2009	Entry Denied	372	PATRIOT
2/8/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8457		Sq. Ft.	Site		0	70.	0.80	6									471,597						471,600	

Total AC/HA:	0.19415	Total SF/SM:	8457	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 471,597	Spl Credit	Total: 471,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.2	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	89474
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362958
Depreciation:	47910
Depreciated Total:	315048

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

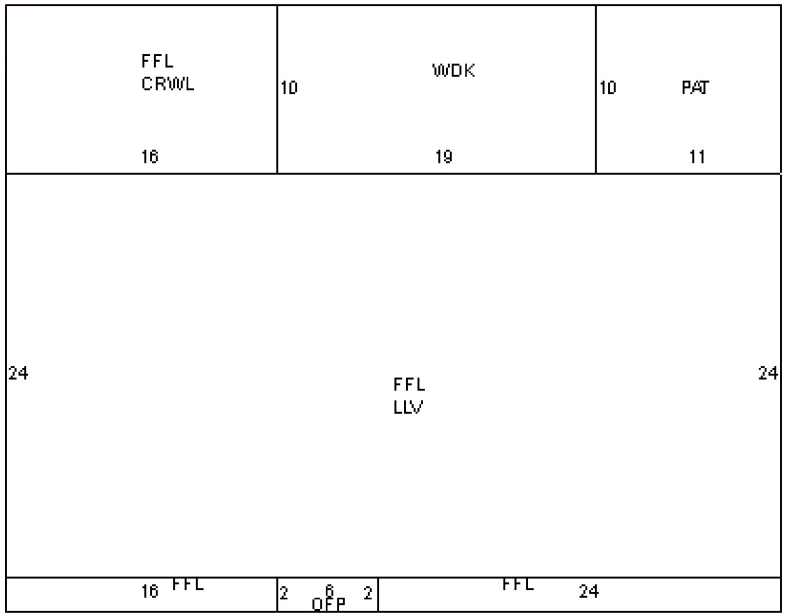
No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	107.88
Final Total:	315000	Val/Su SzAd	234.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,344	128.240	172,351
LLV	Lower Level	1,104	85.840	94,766
WDK	Deck	190	11.260	2,140
CRWL	Crawl Space	160	19.240	3,078
PAT	Patio	110	5.660	622
OFP	Open Porch	12	44.000	528

Net Sketched Area:	2,920			Total:	273,485
Size Ad	1344	Gross Are	2920	FinArea	2062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	